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12 *Attorneys for Defendant*
13 *BAC Home Loans Servicing, LP, a*
14 *subsidiary of Bank of America, N.A.*

15 **UNITED STATES DISTRICT COURT**

16 **DISTRICT OF NEVADA**

17 JESUS PEREZ-ORNELAS, an individual,
18 Plaintiff,

19 vs.

20 BAC HOME LOANS SERVICING, LP, a
21 subsidiary of BANK OF AMERICA, N.A., and
22 DOES I through X inclusive,

23 Defendants.

24 Case No.: 2:10-cv-02183-PMP-GWF

25 **ORDER CANCELING LIS PENDENS**

26 This Court issued an Order Granting the Stipulation for Dismissal with prejudice on February
27 15, 2011 [Dkt. 8].

28 Defendant requests that the lis pendens currently recorded against the subject property by
29 Plaintiff Jesus Perez-Ornelas (“Plaintiff”) be canceled.

30 The Court finds that Plaintiff recorded a Notice of Lis Pendens (“Lis Pendens”) on or about
31 July 30, 2010, as Instrument No. 201007300001867 in the real property records maintained by the
32 Clark County Recorder. A copy of the recorded Lis Pendens is attached hereto at **Exhibit A** and
33 fully incorporated by reference.

34 UPON CONSIDERATION of Defendant’s request to cancel the Lis Pendens, and good
35 cause appearing therefore, the Court hereby grants Defendant its requested relief and rules as
36 follows:

37 1. IT IS ORDERED, ADJUDGED, and DECREED that the Lis Pendens is hereby

cancelled, released, and expunged.

2. IT IS FURTHER ORDERED, ADJUDGED and DECREED that this order canceling the Lis Pendens has the same effect as an expungement of the original Lis Pendens.

3. IT IS FURTHER ORDERED, ADJUDGED and DECREED that Defendant record a properly certified copy of this cancellation order in the real property records of Clark County, Nevada within a reasonable amount of time from the date of this order's issue.

APPROVED:

Philip M. Orr

UNITED STATES DISTRICT JUDGE

Dated: February 16, 2011

Submitted by:

AKERMAN SENTERFITT LLP

/s/ Diana S. Erb
ARIEL E. STERN, ESQ.
Nevada Bar No. 8276
DIANA S. ERB, ESQ.
Nevada Bar No. 10580
400 South Fourth Street,
Las Vegas, Nevada 8910

*Attorneys for Defendant
BAC Home Loans Servicing, LP,
a subsidiary of Bank of America, N.A.*

EXHIBIT "A"

EXHIBIT "A"

Inst #: 201007300001867

Fees: \$15.00

N/C Fee: \$0.00

07/30/2010 12:08:14 PM

Receipt #: 446757

Requestor:

BOGGES & HARKER

Recorded By: MSH Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

(2)
APN# 138-33-514-013

11-digit parcel number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>

Notice of Lis

Penders

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

Boggess & Harker

Return To:

Name Michael J. Harker, Esq.

Address 5550 Painted Mirage Rd #355

City/State/Zip Las Vegas, NV 89149

This page added to provide additional information required by NRS 111.312 Section 1-2
(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

Electronically Filed
07/27/2010 07:24:03 AM

1 PARCEL NO (138-33-514-013)
2 BOGGESSION & HARKER
2 MICHAEL J. HARKER, ESQ.
Nevada Bar No. 005353
3 5550 Painted Mirage Road, Suite 255
Las Vegas, Nevada 89149
4 (702) 233-5040
Attorney for Plaintiff

Attn: T. Brown
CLERK OF THE COURT

5 DISTRICT COURT

6 CLARK COUNTY, NEVADA

7 JESUS PEREZ-ORNELAS, an individual
Plaintiffs,

CASE NO: A-10-621312
DEPT NO: XXII

8 vs.

9 BAC HOME LOANS SERVICING, LP., a
subsidiary of BANK OF AMERICA N.A. and
10 DOES I through X inclusive,

NOTICE OF LIS PENDENS

11 Defendants.

12 NOTICE is hereby given that an action has been commenced and is now pending in this court
13 on the Complaint of the above-named Plaintiff against the above-named Defendants, seeking that the
14 title to said interest of the parties to be granted to Plaintiff.

15 The real property in the County of Clark affected thereby is particularly described as follows:

16 CHARLESTON RAINBOW UNIT #17A-1
17 PLAT BOOK 24 PAGE 86
18 LOT 27 BLOCK 7

19 PARCEL NO. 138-33-514-013

20 Commonly known as 208 Scherer Street, Las Vegas, Nevada 89145.

21 DATED this 26th day of July, 2010.

22 BOGGESSION & HARKER

23 BY: /s/ Michael J. Harker
24 MICHAEL J. HARKER, ESQ.,
Nevada State Bar Number 5353
25 5550 Painted Mirage Road, Suite 255
Las Vegas, NV 89149
26 Attorney for Plaintiff

27
28

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